

Jim Doyle
Governor

**WISCONSIN DEPARTMENT OF
REGULATION & LICENSING**



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REAL ESTATE BOARD SCREENING PANEL
Room 294B, 1400 East Washington Avenue, Madison, WI
Contact: Dennie Petersen (608) 267-5224
Thursday, April 14, 2005

8:30 A.M and Immediately Following the Board Meeting, If Necessary

1. Call Open Session to Order
2. Convene to Closed Session to consider discipline (s. 19.85(1) (b), Stats., and to consider individual histories or disciplinary data (s. 19.85(1) (f), Stats.
 - a. Screen complaints received from the public against credential holders. The Panel consists of 2 Board members and Department staff.
3. Reconvene to Open Session
4. Vote on Items Considered or Deliberated Upon In Closed Session
5. Adjournment

REAL ESTATE BOARD
Room 294B, 1400 East Washington Avenue, Madison, WI
Contact: Roxanne Peterson (608) 266-5521
Thursday, April 14, 2005
10:00 A.M.

1. CALL TO ORDER
 - a. Declaration of Quorum
2. Adoption of Agenda
3. Approval of Minutes – (02/24/05)
4. Presentation of Proposed Stipulations by Division of Enforcement including Stipulations Signed after Mailing of the Agenda
 - i. Karen Behnke-Knoblauch and Stamus, LLC (02 REB 139)
 - ii. William Berland & Homestead Realty, Inc. (02 REB 122 & 04 REB 035)
 - iii. Todd Frey (02 REB 089)
 - iv. Jeremiah J. Gulley, Inage Realty, LLC (03 REB 052)
 - v. John J. Lasko (02 REB 262)
 - vi. Marguerita McClain (03 REB 263)
 - vii. Russell J. Warren (01 REB 315)
 - viii. Jeanne T. Werla (03 REB 052)
 - ix. Earl J. Phillips (04 REB 183)
5. Administrative Report
 - a. Small Business Review Advisory Committee Discussion – Chris Klein **10:10 a.m.**
 - b. Board Roster
 - c. 2005 Board Meeting and Screening Dates
 - d. Summary Reports on Pending Court Cases, Disciplinary Cases, Administrative Rules and Legislation
6. Discussion re: 2005 WRA License Law Task Force – Chapter 452 Modernization Recommendation Overview
7. Practice Questions
 - i. Question re: Posting PECFA Sites on DOC PECFA Website
 - ii. Question re: Disclosure of Identification of Buyers Submitting Competing Offers

8. CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider closing disciplinary investigation with administrative warning (s. 19.85(1)(b), Stats. and 440.205, Stats.), to consider closing disciplinary investigations without further action (s. 19.85(1)(b), Stats.); to consider individual histories or disciplinary data (s. 19.85 (1)(f), Stats.); and, to confer with legal counsel (s. 19.85(1)(g), Stats.)
 - a. Request for a Review of an Administrative Warning – Appearance at **10:45 a.m.**
 - i. LS0502242REB
 - ii. LS0502245REB
 - b. Monitoring Report or Any that May Be Submitted After Mailing of Agenda
 - c. Case Closings and Case Status Report or Any that May be Submitted after Mailing of Agenda

02 REB 084	02 REB 179	03 REB 263
02 REB 093	02 REB 194	04 REB 160
02 REB 111	02 REB 253	04 REB 236
02 REB 123	02 REB 262	05 REB 007
02 REB 138	02 REB 270	
02 REB 174	03 REB 085	
 - d. Deliberation on Administrative Warnings or Any that May Be Submitted after Mailing of Agenda
 - i. 04 REB 101
 - e. Deliberation on Proposed Stipulations or Any that May Be Signed after Mailing of Agenda.
 - i. Karen Behnke-Knoblauch and Stamus, LLC (02 REB 139)
 - ii. William Berland & Homestead Realty, Inc. (02 REB 122 & 04 REB 035)
 - iii. Todd Frey (02 REB 089)
 - iv. Jeremiah J. Gulley, Inage Realty, LLC (03 REB 052)
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 - vi. Marguerita McClain (03 REB 263)
 - vii. Russell J. Warren (01 REB 315)
 - viii. Jeanne T. Werla (03 REB 052)
 - ix. Earl J. Phillips (04 REB 183)
 - f. Deliberation on Case Closings, Administrative Warnings or Any Other Disciplinary Actions that May Be Submitted after Printing of Agenda
9. RECONVENE TO OPEN SESSION
10. Vote on Items Considered or Deliberated upon in Closed Session, If Voting is Appropriate
11. Such Other Items as Authorized by Law
- DOE – Signatures for Proposed Stipulations, Orders and Administrative Warnings
12. Agenda Items for Next Meeting: June 23, 2005
13. ADJOURNMENT

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC UNLESS OTHERWISE NOTED. IF A BOARD ADJOURNS TO CLOSED SESSION, RECONVENES IN OPEN SESSION TO VOTE ON ITEMS CONSIDERED IN CLOSED SESSION, AND DURING VOTING DETERMINES THAT ADDITIONAL DELIBERATIONS ARE NECESSARY FOR VOTING, THE BOARD MAY ADJOURN TO CLOSED SESSION TO CONTINUE DELIBERATIONS AND THEN RECONVENE INTO OPEN SESSION FOR VOTING.

Meetings and hearings may be cancelled without notice. Times listed for meeting items are approximate and depend on the length of discussion and voting. The board may also consider in closed session, stipulations filed after the printing of this notice. Meetings may be confirmed by a telephone call to the listed contact person. Examinations are open only to authorized candidates. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. All meetings are held at 1400 East Washington Avenue, Madison, Wisconsin, unless otherwise noted. For a complete copy of the board's agenda, contact the board listed above. Interpreters for the hearing impaired provided on request. Contact the Affirmative Action Officer, (608) 266-2112.